



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
APRIL 6, 2006
REGULAR MEETING MINUTES
APPROVED 04-06-2006**

PRESENT: R. Littlefield, Chairman
Jeremy Jones, Vice Chairman
Eric Hess, Commissioner
E.L. Cortez, Design Member
Kevin O'Neill, Development Member
Michael D'Andrea, Development Member

ABSENT: Michael Schmitt, Design Member

STAFF: Tim Curtis
Lusia Galav
Greg Williams
Kim Chafin
Wendy Hardy
Frank Gray

CALL TO ORDER

The regular session of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 1:03 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

Councilman Littlefield read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

APPROVED 4/20/2006 - bdf

MINUTES APPROVAL

1. March 16, 2006 DRB Study Session Minutes
2. March 16, 2006 DRB Regular Meeting Minutes

VICE-CHAIRMAN JONES MOVED TO APPROVE THE MARCH 16, 2006 MINUTES OF THE DEVELOPMENT REVIEW BOARD, INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER CORTEZ, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).

CONTINUANCES

3. 25-PP-2004 Redbird Property

Ms. Galav confirmed that the item was continued at the request of the property owner and would be on the agenda for the April 20, 2006 meeting.

VICE-CHAIRMAN JONES MOVED TO MOVE 25-PP-2004 TO THE APRIL 20, 2006 MEETING OF THE DEVELOPMENT REVIEW BOARD. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

BOARD MEMBER D'ANDREA MOVED TO MOVE ITEM NUMBER SIX, CASE 101-DR-2005 TO THE REGULAR AGENDA. SECONDED BY BOARD MEMBER CORTEZ, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

4. 4-DR-2005#4 Dolce@ The Borgata
5. 93-DR-2005 4241 Winfield Scott Plaza
7. 104-DR-2005 The Peaks Business Park
8. 115-DR-2005 Dicken Residence Remodel
9. 7-DR-2006 Troon Highlands Estates Faux Cactus WCF
10. 9-DR-2006 Sprint & Cingular Stealth Saguaro Cactus
11. 19-DR-2006 Chaparral High School WCF Relocation
12. 22-DR-2006 Chaparral High School

VICE-CHAIRMAN JONES MOVED TO APPROVE CASES 4-DR-2005#4, 93-DR-2005, 104-DR-2005, 115-DR-2005, 7-DR-2006, 9-DR-2006, 19-DR-2006, AND 22-DR-2006. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED SIX (6) TO ZERO (0).

REGULAR AGENDA

6. 101-DR-2005 SL-12-Adobe Apartment-to-Condo Conversion

Mr. Williams addressed the Board. He explained that the Applicant was present to give a presentation.

Andrew Knudsen addressed the Board. He explained that the complex is a three building, twelve-unit apartment/motel/hotel development. The tenancy is currently transient in nature with daily, weekly, and monthly rentals. Proposed changes included converting ten of the twelve units to two story lofts.

Mr. Knudsen clarified that the north and south elevations were identical buildings. Vice-Chairman Jones noted inconsistencies between the floor plans and the elevations. Nell Speldey, one of the designers on the project, explained that the illustration of the second floor was missing a wall which would continue across and form an exterior porch. Mr. Speldey presented floor plans to the Board.

In response to an inquiry by Vice-Chairman Jones, Mr. Knudsen confirmed that they had a designer working on the project but did not have an architect.

Vice-Chairman Jones commented to staff that it would be helpful if applications would include perspectives.

Michael Hillner, 6805 E. Second Street #20 in the Granada Condo's north of the site, addressed the Board. He requested that street visibility be considered when landscaping the frontage on 68th Street. He presented photographs of the alley between his building and the site, expressing concern that the two parking spaces facing the alley may be a hindrance to the alley and fire lane.

Mr. Williams explained that the two parking spaces are within the boundary of the Applicant's property, not in the alley.

John Bearden, 6805 E. Second Street in the Granada, addressed the Board. He expressed concern about the limited parking for the site, noting that guests often park in the fire lane and in the spaces dedicated for the Granada parking lot. He reiterated Mr. Hillner's concern about landscaping affecting visibility on 68th Street.

In response to a question by Board Member D'Andrea, Mr. Williams confirmed that the two spaces are not required to achieve a parking count. Every complex in the area is legal non-conforming with parking. The City tries to get as much parking as possible when bringing buildings up to standard.

Board Member D'Andrea opined that the parking situation should be looked at from two perspectives: one, a car would be unable to get out if there were two cars parked in the space, second, preventing people from parking in the alley would be difficult. He suggested only putting one parking spot in the space and designating it for service vehicles only. Mr. Williams noted that the Applicant would agree to that stipulation.

Vice-Chairman Jones agreed with Board Member D'Andrea that if a car was in the handicapped space, there would be potential for a car to be trapped.

Mr. Hillner stated that the neighbors would be happy with that situation if it were enforceable. Councilman Littlefield commented that once the conversion was complete, owners would be more likely to follow the rules than the renters have been.

Mr. Bearden commented that there was to be a two-foot dedication to alley and that one space would still be in the alley. Mr. Speldey clarified that the dedication would run north and south, which would not affect the east-west alley being discussed. In response to an inquiry by Board Member D'Andrea, Mr. Speldey confirmed that the distance from the building to the property line was approximately nine-foot six.

In response to a question by Board Member O'Neill, Mr. Williams clarified that the stipulations require landscaping within site triangles consisting of material that grows no higher than two feet and trees that have eight foot canopies. Mr. Williams commented that staff will take specific note of the final plans to make certain they are in conformance.

BOARD MEMBER D'ANDREA MOVED TO APPROVE ITEM NUMBER SIX, CASE 101-DR-2005, WITH THE ADDED STIPULATION THAT THE EXISTING VISITOR PARKING SHOWN ON THE NORTH SIDE OF THE SITE BE MODIFIED TO REFLECT ONE PARKING SPOT, THAT THE USE OF THAT PARKING SPOT BE DESIGNATED FOR DELIVERIES ONLY, AND THAT THE DISTANCE FROM THE PROPERTY LINE TO THE BUILDING BE A MINIMUM OF NINE FEET. SECONDED BY BOARD MEMBER CORTEZ, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

ADMINISTRATIVE

Ms. Galav reported that the letter that had been distributed to the Board Members was a copy of the letter to City Council regarding the previous discussions on the powers and duties of the Board. She noted that Brent Stockwell would be responsible for relaying the information to the Mayor and Council.

Ms. Galav reminded the Board that the Development Review Board Retreat would be held in the HR Pinnacle Room starting at 5 o'clock.

ADJOURNMENT

With no further business to discuss, the regular session of the Scottsdale Development Review Board adjourned at 1:36 p.m.

Respectfully submitted,
AV-Tronics, Inc

APPROVED 4/20/2006 - bdf